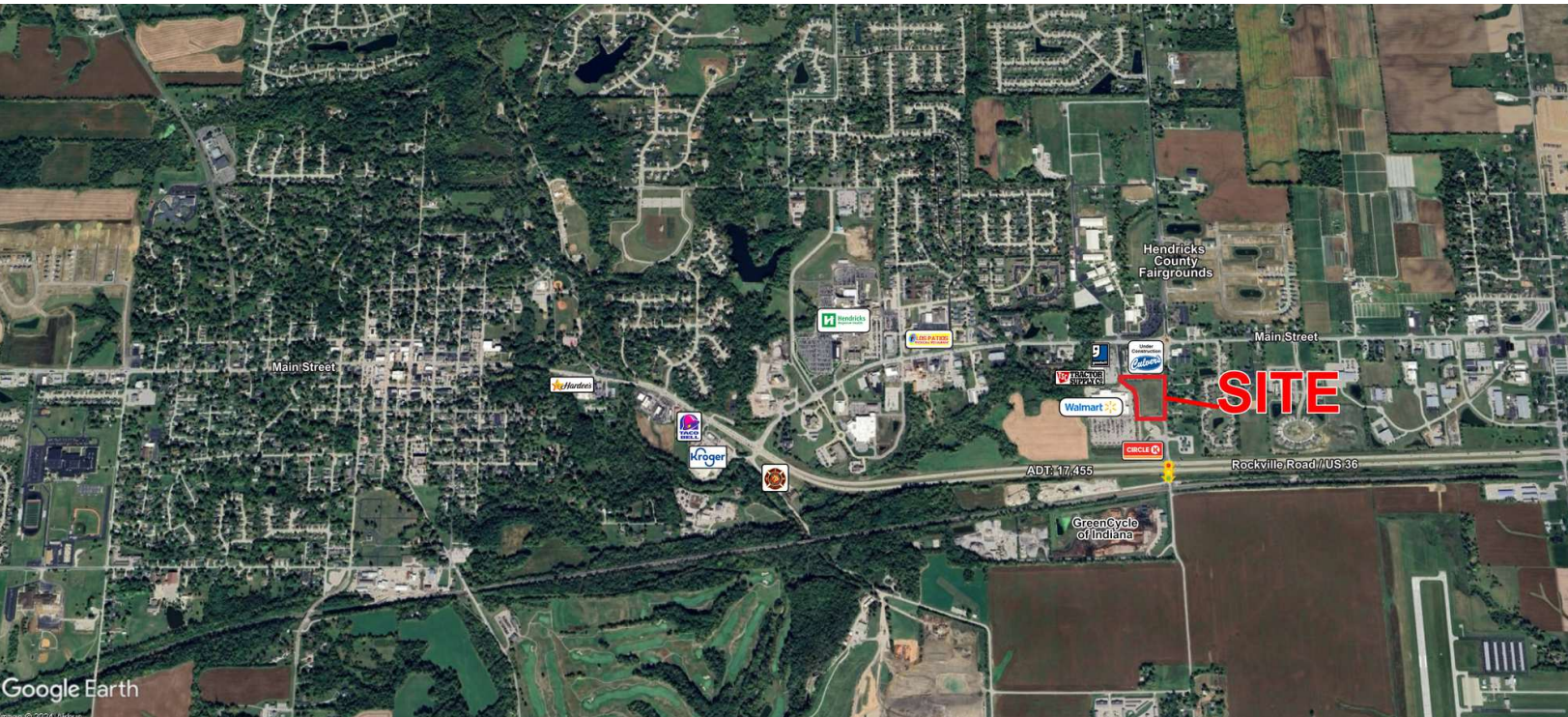


PROPOSED NEW DEVELOPMENT FOR LEASE

181 Ridge Avenue - Danville, IN 46122



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Small Shop Space and Ground Lease Available (New Development)

PROPERTY HIGHLIGHTS

- Walmart Supercenter Shadow Anchored Development
- Walmart has 1.6 Million Visits Per Year
- Ground Lease Opportunity and Retail Space Available
- Developed by Obsidian Development, LLC
- Gateway to Danville, Indiana
- Danville is the County Seat of Hendricks County
- Immediate Population over 16,000
- Approximately 5 Miles West of Avon and Approximately 1 1/2 Miles East of Downtown Danville
- ADT on US 36 of 17,455

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	16,091	36,247
Average HH Income	\$123,549	\$132,047
Businesses	575	1,357
Employees	4,028	12,669

TRAFFIC COUNTS

Rockville Road (US 36)	17,455
Main Street	7,747



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
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MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

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PROPOSED NEW DEVELOPMENT FOR LEASE

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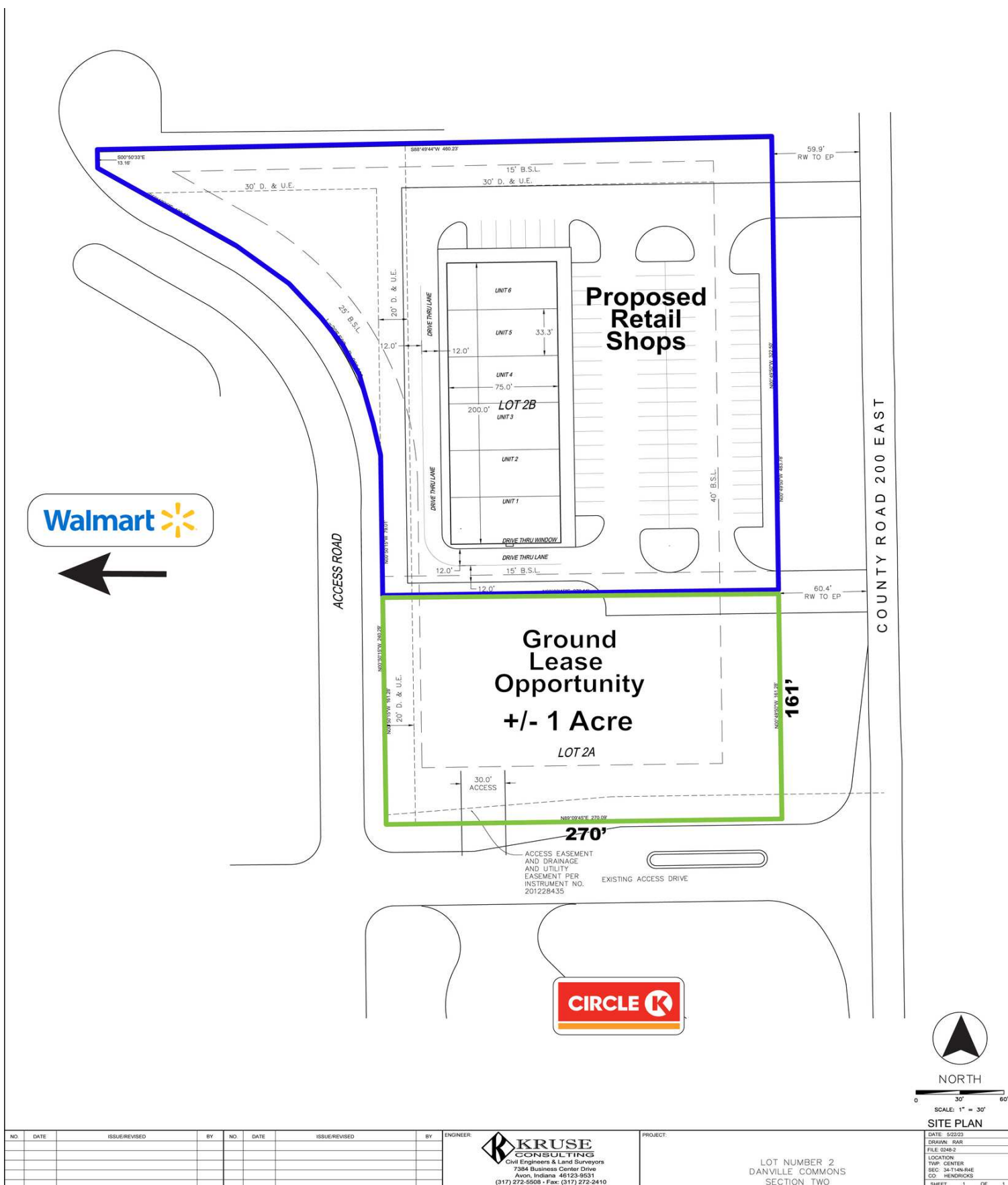
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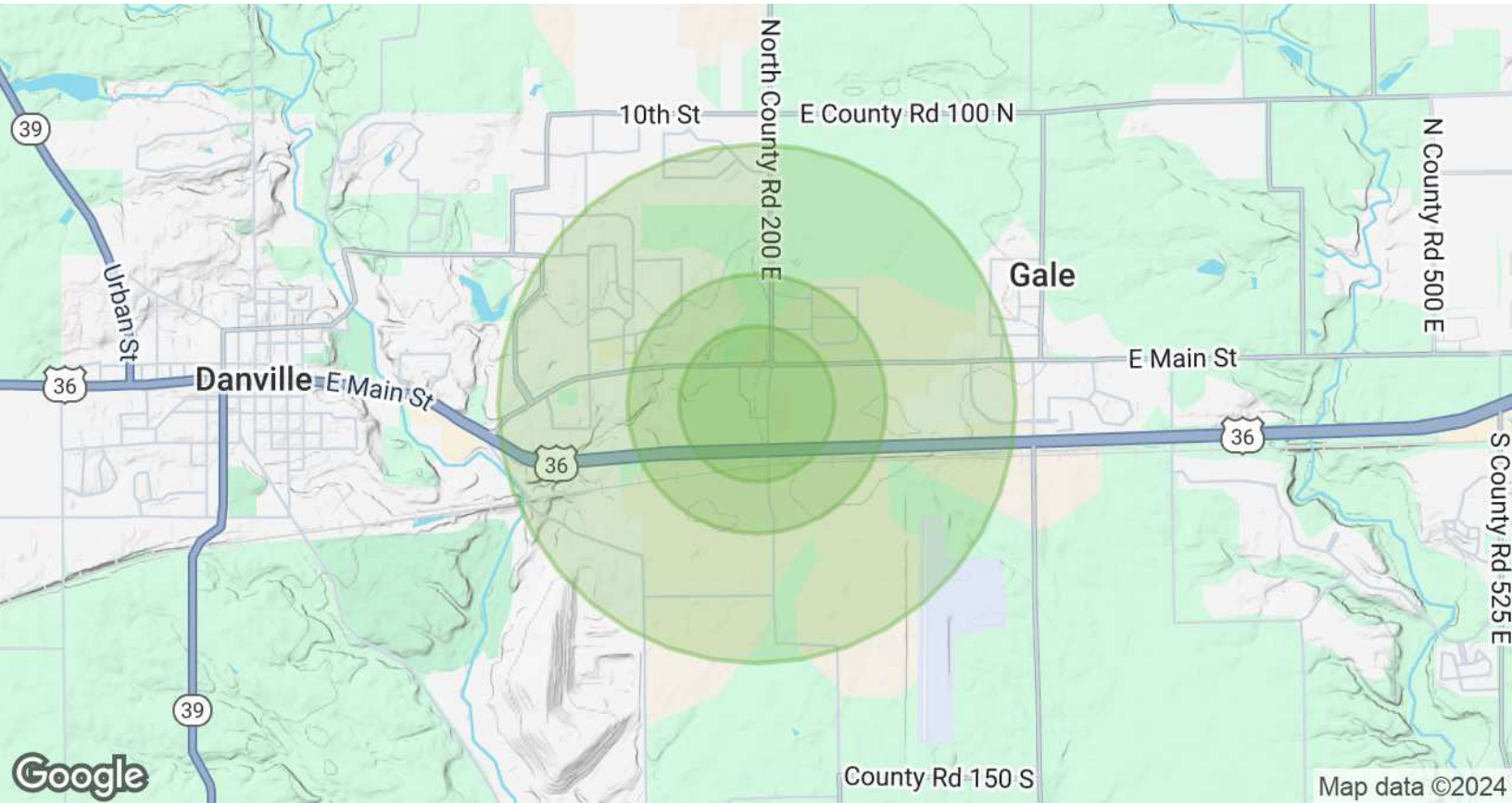


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181 Ridge Avenue - Danville, IN 46122



MIDLAND ATLANTIC
PROPERTIES



POPULATION & HOUSING	1 MILE	3 MILES	5 MILES
Total Population	2,414	16,091	36,247
Projected Annual Growth (2024-2029)	1.4%	1.5%	1.5%
Total Households	944	6,240	13,823
Median Home Value	\$226,094	\$278,446	\$284,222
INCOME & BUSINESS	1 MILE	3 MILES	5 MILES
Average HH income	\$95,066	\$123,549	\$132,047
Daytime Population (16+ years)	1,819	8,683	23,176
Total Businesses	143	575	1,357
Total Employees	983	4,028	12,669

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